Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2022/62/91834/W

To: Chris Gentle,
Northlight Architecture Ltd
The Media Centre
7, Northumberland Street
Huddersfield HD1 1RL

For: Mr Richard Brown, Connah Construction

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby refuses to permit:-

ERECTION OF 4 DWELLINGS
At: ADJ, 5, FERNSIDE AVENUE, ALMONDBURY, HUDDERSFIELD, HD5 8NR

In accordance with the plan(s) and applications submitted to the Council on 25-May-2022. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed development would take access to the public highway by means of an unadopted track that it is substandard in terms of its width, which would not allow two vehicles to pass, and would join Fernside Avenue near to the existing junction with Town End. It has not been demonstrated that there is an existing lawful use on either all or part of the site that could be resumed without the need to seek planning permission and which would generate an equal or greater number of vehicular trips to the development proposed. The proposed development would thereby give rise to a significant intensification of a sub-standard access close to an existing junction, leading to an increased potential for conflict with other road users and for accidents to occur. The proposed development, furthermore, would cause difficulties with arrangements for the collection of wastes. The proposed development is therefore contrary to the aims of Policy LP21 of the Kirklees Local Plan, Principle 11 of the Housebuilders' Design Guide Supplementary Planning Document, and paragraphs 111 and 130(a) of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			26-May-2022
Proposed site plan and sections	AL01		26-May-2022
Proposed plans and elevations plots 1&2	AL02		26-May-2022
Proposed plans and elevations plots 3&4	AL03		26-May-2022
Topographical survey			26-May-2022
Bat survey	John Gardner		14-July-2022
Highways Statement	1438		03-Aug-2022
Highways Technical Note	1438C		04-Nov-2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer notified the applicant of concerns over the access to the development, and in particular that that the submitted highway statement contained insufficient detail. The additional Technical Note provided further details and enabled a fuller assessment to be made but did not allay officer concerns over the substandard access.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:

i) 28 days from the date of this notice where the enforcement notice has been served,
ii) 28 days of the date of service of the enforcement notice or,
iii) the specified period starting from the date of this notice,

whichever period expires earlier.

- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.

- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at the Planning Inspectorate website
  Further information on the Planning Appeal process can be found online at the Planning Inspectorates website
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- **If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.**

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 17-Nov-2022

Signed: 

David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Kirklees Planning Website, by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2022/62/91834/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
